

CONSERVATION

V. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: The City of Greenacres shall be a sustainable, livable, and resilient City that is a leader in conserving, protecting, and enhancing natural resources and their associated systems.

1. AIR QUALITY OBJECTIVE AND POLICIES

Objective 1

The City will promote compliance with pertinent air quality standards.

Policy a)

The City shall coordinate with the County, adjacent municipalities, and the Florida Department of Transportation in the monitoring of transportation related site quality impacts and the planning of improvements needed on regionally significant roadways to rectify observed or predicted air quality problems on those roads.

Policy b)

Reduce the potential for automobile emission pollution by:

- a. increasing the volume of vegetation along arterial roadways;
- b. promoting alternative transportation such as carpooling, public transit and bicycle and pedestrian paths; and
- c. As City vehicles and equipment need to be replaced the City will continue to explore alternative fuel vehicles and equipment and acquire as appropriate.

Policy c)

Continue to work with Palm Beach County Health Department to ensure required permits are obtained by all businesses in the City.

Policy d)

Work with County and State agencies to establish development review procedures which eliminate or mitigate adverse atmosphere pollution impacts on or from the City of Greenacres.

Policy e)

The removal of natural vegetation shall be timed such that it will occur only to those areas in which construction is anticipated during the succeeding three (3) months.

2. WATER QUALITY OBJECTIVES & POLICIES

Objective 2

Protect the quality of our water to ensure the availability of this resources for present and future generations.

Policy a)

Continue to require developments to obtain Environmental Resource Permits (ERP) addressing water quality and quantity for compliance with all State regulations as a condition for development approval pursuant to Chapter 373 F.S. and Chapters 40E-4, 40, 41, 400 F.A.C.

Policy b)

The City will coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy c)

Cooperate with Palm Beach County, South Florida Water Management District and Lake Worth Drainage District to impose and enforce protection measures, conservation measures and to monitor contamination levels and flow rates in order to maintain or improve the quality and quantity of water resources in the City for consumption, aesthetic, and recreational purposes.

Policy d)

Continue to ensure that development complies with the provisions of the Palm Beach County Wellfield Protection Ordinance.

Policy e)

Seek opportunities through the development review process, Intergovernmental Plan Amendment Review Committee (IPARC), Transportation Planning Agency (TPA) and interlocal agreements to conserve, appropriately use and protect subsurface water quality and supply.

Policy f)

Discourage withdrawal of subsurface water in excess of recharge and replenishment capabilities through continued cooperation with the South Florida Water Management District (SFWMD).

Policy g)

Meet when appropriate with representatives of the Palm Beach County Water Utilities Department, South Florida Water Management District, and Lake Worth Drainage District to discuss issues of mutual concern, including water quality and quantity issues.

Policy h)

Cooperate with local, regional, state, and federal partner agencies to understand the potential impacts of climate change on the region's water resources.

Policy i)

The City of Greenacres shall support Palm Beach County Water Utilities Department's efforts to use innovative alternative technologies to augment water resources including conventional reclaimed water irrigation piping systems, constructed wetlands, aquifer storage and recovery (ASR), groundwater recharge, and indirect reuse systems.

Policy j)

The City of Greenacres shall continue the implementation of the provisions of the City's Landscape Code that require proper plant selection and siting, preservation of existing native vegetation, use of native plants, xeriscaping, efficient irrigation systems, and appropriate maintenance procedures.

Policy k)

In the event that irrigation quality reclaimed water becomes available adjacent to or within the City of Greenacres, the City shall cooperate with Palm Beach County Water Utilities Department to create a Mandatory Reclaimed Water Service Area, as described in Policy 2.1-b of the Palm Beach County Comprehensive Plan, to encourage the use of reclaimed wastewater for irrigation.

Policy l)

To protect the water resources of the City and Palm Beach County, the City hereby adopts Chapter 62-25 F.A.C. as water quality standards for stormwater discharge.

Policy m)

The City shall continue to participate in the National Pollutant Discharge Elimination System (NPDES) permit program as authorized by the Clean Water Act, which controls water pollution by regulating point sources that discharge pollutants into Florida waters.

3 LAND, SOILS, MINERALS - OBJECTIVE AND POLICIES

Objective 3

The City of Greenacres shall regulate and control all activities which affect the surface of the land and the minerals beneath the land's surface.

Policy a)

Base land use decisions, in part, on consideration of the limitations, capabilities and potential of the soils.

Policy b)

Consider the merits and needs, in the future, of guiding new urban and residential development to areas with suitable soils.

Policy c)

Encourage land alteration techniques that control and minimize erosion if at some future time these issues are deemed to be a matter of concern.

Policy d)

Remove invasive exotic vegetation (e.g., Brazilian Pepper, Melaleuca and Australian Pine) in such a manner to minimize seed dispersal of such species, according to the following:

- a. Privately owned lands at the time of development or redevelopment, as a condition of development approval, or sooner when voluntary service may be offered; and
- b. Publicly owned lands at the time of development, or sooner when economically feasible.

Policy e)

Continue to require a written assessment of the ecological and/or environmental impacts of any new development, including a soil suitability analysis, as part of the development approval process.

Policy f)

Continue to provide credit for preservation of native, historic, unique, endangered, or threatened trees.

Policy g)

Continue to promote and actively seek clustering and other innovative development techniques to protect native, rare, and unique natural features.

Policy h)

Continue to implement and enforce Ordinance 94-04 of the Land Clearing and Grubbing Code to prevent unauthorized land clearing to protect natural vegetative communities.

Policy i)

Continue to require native species to satisfy at least 50% of the required tree count as a condition of site plan approval.

Policy j)

Continue to coordinate with various agencies through the Intergovernmental Plan Amendment Review Committee (IPARC) and the Treasure Coast Regional Planning Council (TCRPC).

4 NATURAL ENVIRONMENTS OBJECTIVES AND POLICIES

Objective 4

Develop the City of Greenacres in a manner consistent with the maintenance of ecological communities and the capabilities of the natural environment and to provide proper planning and management of the natural resources, including the conservation and protection of wildlife and habitats of wildlife and marine communities and wetlands.

Policy a)

Obtain and apply current environmental information which identifies opportunities and constraints to the distribution of land use and development.

Policy b)

Require all applications for development orders to contain information on the site's natural resources at a level of detail and specificity to enable the City to determine required protective measures.

Policy c)

Create awareness regarding environmental problems and issues related to the City of Greenacres.

Policy d)

Seek the assistance of the Florida Game and Freshwater Fish Commission, IPARC, and other state, county, and local agencies during the process to identify significant ecological communities and wetlands and ~~strengthen~~ continue to enforce the City's regulations regarding the construction, appropriate use, or protection of such sites.

Policy e)

Support legislation which serves to enhance the natural environment when consistent with other development goals.

Policy f)

Develop the local enforcement of regulatory controls in special areas of environmental concern such as hazardous waste management, flood prone areas, recreational water bodies, native vegetation areas, major waterways, wetlands, and other environmentally sensitive areas.

Policy g)

The City will continue, through its land development regulations, to enforce open space and retention basin requirements for new developments in order to maximize percolation and filtration of water runoff through the earth's surface.

Policy h)

To protect the City's natural resources, the City hereby adopts the South Florida Water Management District basis of review for Environmental Resource permit applications to ensure the protection of natural systems including wetlands in accordance with Chapter 40 E-4.205 through 40E-4.451 F.A.C

5. FLOODPLAIN MANAGEMENT

Objective 5

The City shall protect the flood storage and conveyance functions of the 100-year floodplain.

Policy a)

The City should continue to monitor the latest land use control criteria relating to flood prone development for possible inclusion in the existing zoning ordinance, subdivision regulations or other applicable development codes.

Policy b)

The City of Greenacres shall continue to require proposed developments to provide flood protection measures to safeguard human life and welfare.

Policy c)

To prevent loss of life and property through the restriction of building in special flood hazard areas, the City shall continue to enforce its adopted Floodplain Management Ordinance (2016-14) and subsequent amendments and shall maintain requirements.

Policy d)

The City shall participate in the National Flood Insurance Program Community Rating System (CRS) and strive to maintain or improve its current rating.

Policy e)

The City shall participate in the Insurance Services Office, Inc. (ISO) Building Code Effectiveness Grading Schedule and strive to maintain or improve its current rating.

6. HAZARDOUS WASTE AND MATERIALS

Objective 6

Assure that generation, storage, transport, and disposal of wastes in the City are managed with the best available technology to protect environmental quality.

Policy a)

The City, in cooperation with the Florida Department of Environmental Protection and Palm Beach County, shall encourage an annual Amnesty Days Program in an effort to reduce improper disposal of residential and commercial hazardous and special wastes and their containers.

Policy b)

When new sewers are extended into an area currently using septic systems for wastewater disposal, the City shall continue to require that all buildings connect with the public wastewater collection system.

Policy c)

New subdivisions shall provide sewer and lateral connections for each lot in the development.

Policy d)

New septic tank systems shall meet applicable state county standards for permitting and all applicable regulations adopted in the local code of ordinances.

Policy e)

The City shall cooperate with all appropriate public agencies to ensure that solid and hazardous wastes generated within the City are properly managed to protect the environment. The City shall report any identified hazardous waste violation to the appropriate jurisdictional agency.

7. ENDANGERED AND THREATENED SPECIES.

Objective 7

The distribution and abundance of endangered and threatened species within the City will be identified, and the habitat of viable populations of any such species shall be protected and managed, or the impacts to such habitat shall be adequately mitigated, so as to ensure their continued existence.

Policy a)

The City shall sponsor a biological survey of natural habitats within municipal limits to identify areas of suitable habitat for listed species, and to estimate population size and viability for those species which do occur.

Policy b)

Areas known to support a viable population of a listed species, or which provide habitat of a size and character that is suitable for long term protection of a listed species, shall be given priority in the acquisition of public parks or preserves. Any such park shall be managed in a manner consistent with preservation of the listed species and its habitat.

Policy c)

The City shall seek the cooperation of government and private conservation agencies in the preservation of lands which harbor a viable population of one or more listed species and their habitat.

8 ENERGY REDUCTION AND CONSERVATION.

Objective 8

The City will take steps to reduce the consumption of energy through promoting more efficient land use development patterns and uses which provide alternatives to commuting to and from employment.

Policy a)

The City will promote the use of infill development along its existing commercial corridors to increase the diversity of uses located in close proximity to one another to reduce the need for multiple trips or to travel cross town.

Policy b)

The City will promote mixed-use development patterns in new projects to provide greater diversity of use in close proximity of one another to promote reduced dependence on automobiles, and increased use of pedestrian and bicycle travel.

Policy c)

To the greatest extent possible, the City should work with providers of multimodal transportation systems, such as Palm Tram, to encourage them to expand, or establish service in and around the City to reduce resident's dependence on use of automobiles.

Policy d)

The City will develop a Bicycle/Pedestrian Master Plan no later than 2025 to provide a blueprint for the development of a City-wide trail plan to provide interconnectivity of residential and commercial areas to promote bicycle and pedestrian travel as an alternative to the automobile.

Policy e)

The City will continue to promote itself as a desirable place for new clean business and industry to move to with the intention of increasing employment opportunities for Greenacres residents to reduce or eliminate the need to commute to and from work.

Policy f)

The City will support Federal and State incentives to promote use of energy efficient technology, including but not limited to solar heating, photovoltaic cells, more efficient insulation systems, and other clean energy sources.

Policy g)

The City shall encourage all city sponsored or financially supported projects to build green.

Program Monitoring and Evaluation

Implementation of the Conservation Element is the responsibility of the Departments of Public Works, Development and Neighborhood Services, and the Development Review Committee (DRC). The DRC is composed of the Department Heads (or their designees) of Public Works, Building Division, Recreation and Community Services, Fire, Police, and Planning and Engineering Division. This will be an ongoing, day-to-day process. Compliance with regulatory programs stated in the Conservation Element is achieved through the Code of Ordinances, which addresses zoning, landscaping, tree preservation, natural resource areas, flood plain and elevations, water quality, consumption and conservation, and development review regulations and procedures. The City's Zoning Code specifies that the City shall approve no plat, site plan, or building permit until it has made a positive determination of consistency with the Comprehensive Plan and concurrency in various areas including but not limited to the following: 1) road network, 3) stormwater management, 4) potable water, 5) wastewater, 6) solid waste, 7) local parks and recreation facilities, 8) fire protection, and 9) police protection. This Concurrency Management System establishes the administrative procedures necessary to ensure that the necessary infrastructure facilities are available concurrent with the impacts of development.

The monitoring and evaluation of the progress of the composite comprehensive plan will be coordinated by the City's Development and Neighborhood Services Department, working through the City's Development Review Committee.

INFRASTRUCTURE

GOALS, OBJECTIVES AND POLICIES

- A GOAL: It shall be the goal of the City of Greenacres to provide and maintain existing and needed public facilities in a manner to provide consistent service levels throughout the City, protect public and private investments, protect, and preserve environmental resources, promote orderly, compact urban growth, and assure the health, safety, and welfare of the City residents.

Objective 1

The City of Greenacres shall continue to maintain a Concurrency Management System that includes procedures to ensure that at the time of a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. All system improvements for replacement, expansion or increase in capacity of facilities shall comply with the adopted level of service standards for the facilities.

Policy a)

The following level of service standards are hereby used as the basis for determining the availability of facility capacity and the demand generated by development/future growth

CHART 1.1

Facility	Level of Service
Sanitary Sewer	85 gallons per capita per day
Effluent	Per EPA and DEP regulations
Sludge	Per DEP and Solid Waste Authority
Solid Waste	7.13 pounds per capita per day
Drainage	Per SFWMD regulations
Potable Water	126 gallons per capita per day
Roadways	Level of Service D
Mass Transit	.05 percent transit trip per each vehicular trip
City Parks	3 acres per 1,000 City population
Public Schools	110% FISH capacity

Policy b)

Through its concurrency management system as outline in the Public Works Element, the City will monitor the growth of population, building permits and certificates of occupancy and available capacities.

Policy c)

The City shall, in cooperation with public utility service providers, develop procedures to update facility demand and capacity information, as development permits are issued and submit to the responsible agency the updated information.

Policy d)

The City shall coordinate with local governments within designated water supply and sanitary service areas to ensure that levels of service are compatible.

Objective 2

The City of Greenacres shall maintain a five-year schedule of capital improvements needed for public facilities, to be updated annually in conformance with the review process for Capital Improvement Element of this Comprehensive Plan.

Policy a)

The City shall develop an annual Capital Improvements Program for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule for capital improvement needs.

Objective 3

The City shall require service providers to establish a continuing program of preventative maintenance and, where appropriate, replacement of older water and sewer facilities.

Policy a)

The City will continue to assist Palm Beach County Water Utilities Department with the development of a detailed inventory of local water and sewer lines which includes the existing condition and anticipated life cycle of each system component.

Policy b)

The City will assist Palm Beach County Water Utilities Department in the development of a priority ranking system of facility replacement and/or expansion needs and, where appropriate, program the funding the improvements in the City's Capital Improvement Element.

Objective 4

The City shall work with service providers to ensure that sanitary sewer and potable water is available and adequate to meet the needs of City residents as provided for in the Palm Beach

County Water Utilities Department Water Supply Facility Work Plan which is consistent with the Lower East Coast Water Supply Plan.

Policy a)

The City will continue to share and update information needed to meet on-going water supply and sewer needs with Palm Beach County Water Utilities Department.

Policy b)

The City will continue to support Palm Beach County Utilities Department in implementing alternative water supply projects, reuse applications, aquifer protection and conservation efforts.

Policy c)

The City will evaluate the needs of those areas currently unserved by Palm Beach County's central sewer system by continuing its surveying of those areas to determine if these areas should be prioritized for expansion of the sewer service and coordinate the prioritization with Palm Beach County.

Objective 5

The City shall work with service providers to ensure that solid waste disposal services are provided to meet existing and projected future demands.

Policy a)

The City will continue to coordinate with Palm Beach Solid Waste Authority to ensure the city's input to management of established landfill sites and purchase/development of any future landfill sites, transfer stations and other alternative methods of solid waste disposal.

Policy b)

The City will continue to maintain a close liaison with its contracted service hauler in order to ensure the provision of responsive service to residents and businesses.

Objective 6

The City will continue to enforce stormwater drainage regulations which shall provide for protection of natural drainage features and ensure that future development utilized stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy a)

The City shall remain abreast of new stormwater requirements as promulgated by the State and South Florida Water Management District and shall revise local policies and regulations, as necessary.

Policy b)

The City will continue to protect and preserve water quality by the use of construction site Best Management Practices and the incorporation of techniques such as on-site retention, use of pervious surface and native vegetation.

Policy c)

If the South Florida Water Management District determines that areas within the City are high recharge areas, the City will coordinate with the District and its programs to amend the Code of Ordinances which will provide measures for natural aquifer recharge protection.

Policy d)

The City will continue to require permeable open space and in the case of larger developments, ponds, in order to assist in aquifer recharge.

Program Monitoring and Evaluation

The Public Works Director shall compile goals, objectives, and policies (GOP); achievement monitoring procedures; and updating procedures to distribute to other departments participating in plan implementation. The participating departments shall be required to incorporate GOPs into their annual work programs and to request funding for operations and capital facilities necessary to implement the GOPs. The Public Works Director shall have the primary responsibility for implementation of the plan procedures.

Achievement of Objectives may be evaluated based on analysis of several performance criteria including but are not limited to:

1. Financial reporting included in the City of Greenacres Comprehensive Annual Financial Report (CAFR)
2. Continued compliance with operating permit requirements established by Federal, State, and local regulatory agencies
3. Continue to meet all the Level of Service standards established.
4. Number of gallons of water saved per capita per year
5. Continue recycling and recycling education to keep the solid waste stream below that which was required by the State by 1994.
6. Number of site plans reviewed by the City's Development Review Committee to insure adequate drainage by all applicable regulating agencies.

RECREATION AND OPEN SPACE

VI. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: The development of a park and recreation system which provides for a myriad of recreational opportunities that is cost effective and efficient to develop, preserve and maintain the natural environment and makes the best use of the land; incorporates aesthetics as an essential component of park and facility design; and produces a sense of place and community for its users and nearby neighborhoods.

Objective 1

The City shall continue to maintain and upgrade, where appropriate, existing open spaces, green spaces, parks, and recreational facilities.

Policy a)

Through the year 2035, the City of Greenacres shall maintain a minimum of 3 acres of suitable developed and undeveloped park, recreation, and open space land per 1000 residents.

Policy b)

The City shall improve and maintain the level of service and quality of City parks, as financially feasible, to enable Greenacres residents to enjoy compatible parks and recreation amenities as other jurisdictions.

Policy c)

The City will develop a parks and open space master plan no later than 2025 to assess desired and needed parklands, open space and amenities and continue to plan to improve identified current and projected shortfalls based on population or other community goals. The parks master plan will identify:

1. Community-driven needs assessment of the City's parkland and open space facilities
2. A comprehensive system of parks, open spaces, and trails
3. Connectivity of bike paths, sidewalks, and waterways, and methods of interconnecting the system to residential, commercial, and public uses
4. Desired levels of service for regional, community, and neighborhood park facilities and the appropriate mix of community, neighborhood, and special parks needed to service their populations
5. A cost and prioritization system
6. Relationship of parks and open space master plan to infrastructure priorities, and
7. Opportunities for protection of sensitive habits and species and historical, archeological, and cultural resources

Policy d)

The development, maintenance and operation of parks shall be coordinated with other departments and functions of the City, particularly through planning, engineering, capital improvements programming, special events and public safety functions.

Policy e)

The City shall utilize the parks system as a means to promote sustainability and protect the natural resources of the City.

1. Policies: a. The City shall utilize drought-tolerant, native, and Florida-friendly vegetation in parks to minimize maintenance costs, irrigation, and chemical use and to promote biodiversity.
2. Where possible, the City shall preserve healthy native tree canopy.
3. The City shall actively remove invasive and noxious species from all parks.
4. The City shall actively seek opportunities within parks for users to observe and interact with the natural environment in a safe and unobtrusive manner.
5. The City shall explore opportunities for including community gardens within park spaces.
6. The City shall provide educational kiosks and interpretive signage within park spaces that describe the City's commitment to and specific activities related to sustainable practices, as well as ways that citizens can participate themselves

Objective 2

The City shall acquire land necessary for maintaining the parks and recreation level of service (LOS) standards. The land acquisitions shall be strategically located in order to maximize accessibility to residents served. Development of the acquired sites shall be consistent with specific plans designed to: (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the appearance of the City; and (4) establish highly visible City focal points which reinforce a sense of community.

Policy a)

The City shall continue to acquire public park land or fees in lieu of land dedications from private developers through the subdivision and PUD regulations.

Policy b)

The City will continue to consider conversion of appropriately located and sized publicly owned vacant land to passive and active recreational areas.

Policy c)

The City shall encourage parks to be "adopted" by various sports, neighborhood, civic or business organizations to provide active assistance in their adopted park's maintenance or adopted field/court

Policy d)

Public park or recreation areas operated or maintained by City shall not be converted to other uses, except by determination of the City Council that such conversion is in the public interest. City shall seek appropriate compensation or replacement land if such land is taken.

Policy e)

The City shall continue to coordinate efforts with County and local utility agencies to identify sites for public recreation purposes, such as utilization of easements of power lines, drainage or gas lines for recreational trails or linear parks consistent with Florida Department of Environmental Protection, Florida Department of Transportation, and Federal Highway Administration guidelines for greenways and trails.

Objective 3

The City shall continue to provide a variety of recreational facilities and services that contribute to the health and wellbeing of all residents.

Policy a)

The City shall target public park facilities and activities toward a variety of age ranges

Policy b)

New City parks will be primarily designed and developed to provide for multiple uses and recreational activities, suitable for the park site and its intended users, where physically possible and permissible. The City will also improve existing suitable parks to expand the types of recreational facilities or opportunities available at each suitable park site

Policy c)

The City shall enhance the accessibility for mobility impaired individuals for parkland, open space, playgrounds, trails, and related facilities.

Policy d)

The City shall incorporate health community programming through education and physical activity programming.

Policy e)

The City will prioritize recreation programs and activities that reflect the City resident needs while planning for and implementing increased recreational programming and opportunities.

The City will develop methods to monitor and assess changing community recreational needs and demands over time.

Objective 4

The City will improve and enhance, access to park, recreation, community, arts and cultural facilities and connectivity to activity centers and neighborhoods through development of the City trail system, sidewalks, and enhanced streetscapes

Policy a)

The City will place a priority on the planning, design, funding, and construction of recreational trails to increase pedestrian mobility, multi-modal transportation, and connectivity, and to lower the City's overall carbon footprint.

Policy b)

As a high-priority, fill gaps in multi-purpose trail connectivity by linking existing parks, high-density residential areas, and areas with limited available parkland.

Policy c)

The City will work to create a Bicycle and Trail/Pathway System Plan which provides enhanced non-motorized connectivity opportunities.

Policy d)

The City will ensure coordination between the proposed Mobility Plan identified in the Transportation Element and its planning efforts on the provisions of bicycle facilities and multipurpose trails.

Policy e)

The City will work cooperatively with private, non-governmental, and public entities to pursue enhanced and expanded recreational activities, recreation programs, and civic use facilities on public and privately owned lands.

Policy f)

During its annual review of recreation site and facility needs, the City shall coordinate planning for recreation and open space improvements with each level of government, including Palm Beach County, Palm Beach County School Board, major civic groups, and the private sector in order to promote recreational and educational opportunities in a cost-effective manner.

Program Monitoring and Evaluation

INTERGOVERNMENTAL COORDINATION

GOALS, OBJECTIVES AND POLICIES

- A. GOAL: To coordinate with governmental entities and private utilities to preserve the quality of life, coordinate development activities and provide for the efficient use of resources

Objective 1

The City shall ensure resident participation in plan preparation, adoption, and implementation.

Policy a)

Input by the residents of Greenacres into the planning process will be encouraged on an ongoing basis. Technical advisory committees, existing advisory boards and special task forces will be used as appropriate.

Objective 2

The City shall maintain an adopted concurrency management system that coordinates adopted comprehensive plan level of service standards with other municipalities, the county, the region, the school board, and the state.

Policy a)

The City will continue to compare its adopted level of service standards with those adopted by Palm Beach County and work with the County in adopting a common level of service standards that are appropriate.

Policy b)

The City shall provide notice of proposed land use amendments and development proposals to Palm Beach County and impacted municipalities within the County and provide an opportunity for the service level concerns of these local governments to be addressed in the review process.

Policy c)

The City shall coordinate with state, regional, or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible standards.

Policy d)

During preparation of the annual capital improvement program, the City shall evaluate all applicable state, regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

Policy e)

The City shall ensure coordination of level of service standards by entering into interlocal agreements, serving on TPA committees, reviewing activities, and actively participating in interagency policymaking and goal-setting activities

Objective 3

To ensure that mechanisms are in place for effective coordination between the City of Greenacres and adjacent local jurisdictions along with regional, state, and federal agencies to ensure consultation among these partners as key community decisions are made.

Policy a)

The City shall continue to work in cooperation with LWDD to maintain adequate surface water levels.

Policy b)

The City shall coordinate appropriate aspects of its comprehensive plan with the SFWMD Regional Water Supply Plan, and the Lower East Coast Water Supply Plan (LECWSP).

Policy c)

The City will adopt the PBCWD Supply Plan, as amended from time to time, which will be considered the City's adopted Water Supply Plan.

Policy d)

The Water Supply Plan will be consistent with Palm Beach County Water Utilities Department (PBCWUD) Supply Plan since PBCWUD supplies the water needs of the residents of Greenacres. In the event that areas of the City are served by other than PBCWUD, either through annexation or service boundary changes, water supply and service shall be coordinated with that utility.

Policy e)

The City shall review and update its adopted 10-Year Water Supply Facilities Work Plan at a minimum every five years and within 18 months after the SFWMD approves an updated LECWSP.

Policy f)

The City shall coordinate as needed with SFWMD, and adjacent local governments, regarding the potential need to examine and plan for additional alternative water supply sources and projects during the long-term planning horizon.

Policy g)

The City shall incorporate and adopt new rules and regulations of those Federal, State, and Special Districts, whose jurisdiction incorporates the drainage facilities within the City limits including, but not limited to, SFWMD, the FDEP, LWDD and the United States Environmental Protection Agency (EPA).

Policy h)

The City will not issue any development order or development permit until it has received confirmation from the Palm Beach County Department of Environmental Resource Management that the proposed land use is not in conflict with the Palm Beach County Wellfield Protection Ordinance.

Policy i)

The City will continue to coordinate with the Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System as necessary to comply with the requirements of the joint MPDES permit.

Policy j)

The City shall work closely with its solid waste provider and Palm Beach County to ensure that County facilities can handle the City's future solid waste needs, including LOS and concurrency.

Policy k)

The City will continue to seek, through intergovernmental agreements, to share the use of its parks and recreation facilities and those of other semi-public and private entities.

Policy l)

The City shall continue to coordinate closely with Palm Beach County to assure that the parks and recreation needs of Central County residents are adequately and efficiently met and equitably funded.

Policy m)

The City will cooperate with the County housing authority and the private sector to provide housing that provides for all income levels by providing assistance, information, and support for all housing efforts in the City's interests.

Policy n)

The City shall continue to support the County's Commission on Affordable Housing to provide for the availability and affordability of housing for extremely low, very low, low, and moderate-income persons.

Policy o)

The City will coordinate with the US Department of Housing and Urban development (HUD), through Palm Beach County, in the administration of the City's Community Development Block Grant (CDBG) program and/or other programs, which may benefit the City.

Policy p)

The City shall continue to work closely with the School District to make efficient joint use of facilities to meet educational, recreational, and cultural needs of the community.

Policy q)

The City shall continue to coordinate with the Palm Beach Emergency Management Director in assisting the implementation of the County's campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.

Policy r)

The City shall also coordinate with the County in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding land use and emergency preparedness.

Policy s)

The City shall continue to coordinate with the American Red Cross, Palm Beach County, and all other regional, State, and Federal agencies on an annual basis, or as needed, to modify the Local Emergency Preparedness Plan, coordinate for public emergency shelters, and provide for the update of the City's post-disaster redevelopment strategies.

Policy t)

The City shall require that the level of service on shared roadways does not exceed the adopted level of service by the Department of Transportation, Palm Beach County, other appropriate federal, state, regional or County transportation agencies or the City and to ensure coordination of planned improvements.

Policy u)

The City shall cooperate with the County and State to optimize the use of County, State, and Federal funds by advance preparation of right-of-way acquisition documents and construction plans for roadway improvements.

Policy v)

The City shall continue to utilize the Palm Beach County Transportation Planning Agency as the City's main coordination mechanism for transportation planning, including data collection and warehousing, and intergovernmental coordination.

Policy w)

The City will coordinate with Palm Tran and other transit providers to review site plan proposals to ensure that the design of roadways, buildings, and other features will allow for safe and efficient operation by Palm Tran buses.

Objective 4

To establish a joint process of coordination and collaboration between the City, Palm Beach County and the School District in the planning and decision making on population projections.

Policy a)

The City commits to working with the School District and Palm Beach County to help improve the County's population allocation methodology and enhance coordination with the plans of the School District. The City will continue to submit information regarding new residential development and redevelopment to the School District. The City will also continue to review the County's student population, student enrollment projections, and demographic conditions to ensure that any updated projections reflect development approvals in the City.

- B. GOAL: Intergovernmental coordination efforts shall provide efficient, fair, and identifiable methods for sharing information and funding across jurisdictions to direct mutually beneficial actions toward the solution of shared problems.

Objective 5

The City shall maintain regular means of communication for the purpose of addressing and resolving issues of mutual interest that arise from the local governments' comprehensive plans and plans of other agencies and jurisdictions.

Policy a)

Any major substantive conflicts as noted by resolution shall be proposed for submittal to IPARC's or TCRPC's informal regional mediation process, or other mediation methods shall be sought. However, the City may refuse to enter into a settlement agreement so arrived at if that agreement is in conflict with any provision of the City's adopted Comprehensive Plan, the Code of Ordinances, the Capital Improvements Program, the current or succeeding year's budget, or if the agreement would require the expenditure of City funds.

Policy b)

Other conflicts, which may be considered minor or non-substantive, shall be transmitted as comments to the appropriate local government.

Policy c)

Greenacres shall participate in and support regional conflict resolution mechanisms as appropriate.

Policy d)

The City shall use the Palm Beach Countywide Interlocal Coordination process as a regular formal forum in which to deal with issues unique to Palm Beach County and its municipalities. The Multi-Jurisdictional Issues Coordination Forum shall be used as a means of collaborative planning for matters of interjurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land issues.

- C. GOAL: The City seeks to coordinate the delivery of urban services and to encourage an orderly pattern of urban growth and services and shall work with other local jurisdictions to amend state laws which unduly restrict annexation.

Objective 6

Greenacres will continue to work with Palm Beach County, Palm Springs, Atlantis, and Wellington in the orderly annexation of the City's existing enclaves.

Policy a)

The City shall consider the preparation of an Annexation Study and Report and pursue annexation of lands located contiguous to the City's boundaries if appropriate. Emphasis will be placed upon areas that will produce revenue surplus and ensure future fiscal solvency, Said annexation efforts shall seek to unify the community and improve the quality of life for the new and existing residents of the City of Greenacres.

Policy b)

The City will continue to monitor activities and legislation at the federal, state, regional and local level that could affect Greenacres planning area.

Policy c)

The City will continue to encourage its elected representatives, employees, and residents to participate in and monitor the activities of other agencies that could affect the City's boundaries and annexation area.

- D. GOAL: To establish and maintain a cooperative relationship between the City and the Palm Beach County School Board to provide an effective joint planning process including procedures to coordinate land use planning with the development of school facilities including public school siting, calculate population projections and provide for the development of public education facilities concurrently with residential development and other public facilities and services.

Objective 7

The City has established coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide school facilities and implement school concurrency using the consistent supporting data and analysis.

Policy a)

The City shall abide by the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" (the 2016 Interlocal Agreement) which was approved by the City Council on June 6, 2016, consistent with ss.163.3177(6)(h)1. and 2. F.S. and 163.3180 F.S. as amended from time to time.

Policy b)

The City shall meet with representatives of the School Board and other Palm Beach County local governments to discuss public school concurrency issues.

Policy c)

The City, in coordination with the School District, the County and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule by opting into the annual countywide ordinance. This provision is intended to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five-year planning period.

Policy d)

The City shall provide opportunity for the School District to comment on comprehensive plan amendments, development orders, and other land-use decisions which may be projected to impact on the public school's facilities plan. The City shall incorporate letters from the school district identifying school capacity availability into City project staff reports presented to the City Council. The City may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the School District as the City deems appropriate.

Program Monitoring and Evaluation

The current process of coordination among the stakeholder agencies and the City of Greenacres has proven to be generally effective. Greater formality could be required in the future as the technical and administrative foundation of the Comprehensive Plan increases in complexity and becomes more demanding. The success of the City's efforts can be measured by the communications that the City has with adjacent municipalities such as notices sent for review of development petitions or attendance and participation at meeting, workgroups, and committees where coordination is required, or the number of new partnerships established between the City and private organizations and community advocacy groups

The City of Greenacres is a stable and longtime established municipality. The vast majority of the Objectives and Policies of the Intergovernmental Coordination Element have been fully executed to provide for a highly functional organization and effective coordination between adjacent municipalities and governmental agencies. Upon evaluation of the Comprehensive Plan, it was determined that there are no substantial improvements or additional intergovernmental coordination needs required at this time. The City of Greenacres resolves coordination issues mainly through frequent communication in written and verbal form. The use of electronic communication technologies such as e-mail, the internet, and teleconferencing, have also allowed for faster and increased communication and better coordination between the City of Greenacres and related intergovernmental agencies.

Table IC-1 below briefly describes the existing coordination mechanisms indicating the subject nature of the relationship and the office with primary responsibility for coordination.

Table IC- 1 – Coordinating Agencies

The following abbreviations are used in Table CI-1: AE - Advise and Encourage AP - Approval, Permit CA - City Agency FA – Formal Agreement FN - Formal Notice IN - Informal Notice OA - Outside Agencies PM - Periodic Meetings to Coordinate Programs TA - Technical Assistance

Table IC-1- Coordinating Agencies

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Greenacres Department with Primary Responsibility For Coordination
UNITED STATES DEPARTMENTS AND AGENCIES:					
Commerce, Census Bureau	Decennial census	TA	Census Statistics and Services	Effective	Development and Neighborhood Services
Postal	Address, development, mail delivery	OA	Provision of Addresses	Effective	City Manager
Transportation	Transportation Planning	AE, AP, PM, TA	Transportation Project Funding	Effective	Development and Neighborhood Services
FLORIDA DEPARTMENTS AND AGENCIES					
Economic Opportunity	Planning Activities	AP, TA	Growth Management Activities	Effective	Development and Neighborhood Services
Emergency Management	Mutual Aid Agreement	OA, TA	Emergency Management Activities	Effective	City Manager
Environmental Protection	Water Quality	AP	Environmental Activities	Effective	Public Works
Business and Professional Regulations	Various Licenses	AP	Licensing Activities	Effective	Development and Neighborhood Services
South Florida Regional Planning Council	General Planning	TA,AE,AP	Regional Planning Activities	Effective	Development and Neighborhood Services
State Division of Historical Resources	Historic Lands & Buildings	TA/AE	Master Site File	Effective	Development and Neighborhood Services
Transportation	Transportation Planning	AE, AP, PM, TA	Five Year Work Program	Effective	Development and Neighborhood Services
Palm Beach County TPO	Transportation	AE, TA, AP, PM	Transportation Funding	Effective	Development and Neighborhood Services
Adjacent Municipalities					
Village of Palm Springs	1. Land Use	AE, TA,PM	Affects roadways	Effective	City Manager

City of Atlantis	2. Transportation				Development and Neighborhood Services
Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Greenacres Department with Primary Responsibility For Coordination
LOCAL GOVERNMENT AGENCIES					
Palm Beach County Administration	Administrative duties	PM	AS needed	Effective	City Manager
Palm Beach County Department of Health	Potable Water	AP	Coordinate as necessary	Effective	Public Works
Palm Beach County Board of County Commissioners	Platting	FN, IN	County Land Development Code	Effective	Development and Neighborhood Services
Palm Beach County Sheriff's Office	Law Enforcement Services	OA	Existing Contract for Services	Effective	City Manager
Palm Beach County Property Appraiser	GIS data, Tax Assessments	PM, TA	Palm Beach County	Effective	Development and Neighborhood Services and City Manager
Palm Beach County Tax Collector	Ad Valorem Collection	OA	Formal Agreement	Effective	City Manager
Palm Beach County Traffic Engineering	Traffic Engineering	AE, AP, PM, TA		Effective	Public Works
Palm Beach County Planning	Platting	OA	Informal Coordination	Effective	Development and Neighborhood Services
SPECIAL DISTRICTS					
South Florida Water Management District	Stormwater, Wetlands and Water Use	TA,AE,AP	As needed	Effective	Public Works
Lake Worth Drainage District	Canal maintenance, flood controls, stormwater	TA,AE, AP	As needed	Effective	Public Works

CAPITAL IMPROVEMENTS

VI. GOALS, OBJECTIVES, AND POLICIES

- A. **GOAL:** The City of Greenacres shall plan for and manage the provision of public facilities and services in a fiscally prudent and responsible manner to adequately serve existing and new residents and continue to provide a quality environment.

Objective 1

Capital Improvement Plan. The City shall ensure that financial resources are available to provide capital improvements that meet the existing needs and needs of planned future growth and in a cost-effective manner through creation of a Capital Improvement Plan (CIP)

Policy a)

The City Manager shall prepare and propose a five-year Capital Improvement Plan and One-Year Capital budget to the City Council annually for adoption to meet present infrastructure deficiencies and future infrastructure needs as discussed in other Elements of this Comprehensive Plan as follows:

1. The proposed CIP shall include sources of funding for each capital improvement or category of capital improvement.
2. Utilize the findings and recommendations of the Comprehensive Plan to develop the annual CIP.
3. The CIP should demonstrate that level of service standards will be maintained in a such a way that deficiencies and needs are addressed during the next five-year period.
4. The CIP shall provide an estimate of public facility costs including a delineation of when it will be needed, the general location of the facilities and projected revenue sources to fund the facilities. Projects necessary to ensure that any adopted level of-service standards are achieved and maintained for the 5-year period are identified as either funded or unfunded and given a level of priority for funding.

Objective 2

Schedule of Capital Improvements. The City shall ensure the financial feasibility and timely provision of capital facilities needed to maintain Level of Service (LOS) standards by creating a process to identify potential projects and/or programs.

Policy a)

Identify capital projects needed to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or wornout facilities in a five-year Schedule of Capital Improvements (CIE) (Table CIE-1).

1. The City shall create a Needs Assessment Committee comprised of the Directors of Public Works, Finance, Community and Recreation Services, and Development and

Neighborhood Services or their designee, which shall prioritize projects for the five-year CIE, and the annual proposed capital budget.

2. Proposed Capital Improvements shall be evaluated and ranked in priority according to the following guidelines (with Priority 1 being the highest priority):

The evaluation of projects shall include consistency with the Comprehensive Plan and consideration of the following criteria:

- a. Elimination of a public hazard;
 - b. Elimination of an existing deficiency;
 - c. Required by legislative mandate;
 - d. Needed to maintain level of service standard;
 - e. Financial feasibility;
 - f. Public safety;
 - g. Local budget impact;
 - h. Locational needs based on projected growth patterns;
 - i. Accommodation of new development and redevelopment facility demands;
 - j. Plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction; and
 - k. Local priorities
3. Define capital projects as those projects identified within the other Elements of the Comprehensive Plan that are necessary to meet established LOS and to increase the capacity or efficiency of existing infrastructure, replace failing infrastructure or enhance facilities and infrastructure that generally have a cost exceeding \$50,000.
 4. Include and fund capital projects for the following facilities and infrastructure in the SCI: Transportation, Stormwater Management (Drainage), Solid Waste, General City Services, and Parks and Recreation.

Objective 3:

Annual Review. The SCI shall be reviewed and updated annually in order to maintain a continual five-year priority and outline of capital projects planned for implementation.

Policy a)

Update the SCI on an annual basis, or eliminate, defer, or delay the construction for any facility listed in the five-year SCI by ordinance, without an amendment to the Comprehensive Plan. Transmit a copy of the ordinance to the Florida Department of Economic Opportunity following City Council approval.

Policy b)

Allow corrections and modifications of costs and revenue sources in the SCI to be made by ordinance, in addition to annual updates, without an amendment to the City's

Comprehensive Plan. Transmit a copy of the ordinance to the Florida Department of Economic Opportunity following City Council approval.

Policy c)

Include the first year of the SCI in the capital budget as part of the annual budgeting process, along with any other capital improvements that are identified in the City's CIP.

Policy d)

Update the SCI to maintain consistency with the Palm Beach County Water Supply Work Plan.

Policy e)

Consider capital projects for school capacity improvements included in the most recently approved Palm Beach County School Board's Five-Year Capital Improvement Plan.

Objective 4

Development Orders. Base decisions regarding the issuance of development orders and permits upon coordination of development requirements included in this plan, the land development regulations and availability of necessary public facilities needed to support such development at the time needed.

Policy a)

The minimum LOS standards required for approval of a development order are established in chart INFRA-1.1 of the Infrastructure Elements:

Policy b)

The City shall adopt more specific level of service standards for parks, recreation, and open space facilities upon completion of and in accordance with an approved Master Parks Plan.

Policy c)

The City shall establish a level of service tracking system for the public facilities addressed in the Capital Improvements Element. This system shall be used to monitor remaining capacities and deficiencies for these public facilities and shall be used to determine whether concurrency certificates and/or development orders shall be issued.

Policy d)

The City shall not issue a development order within those areas of the City where public facilities do not meet the adopted level of service standards. The areas to be evaluated to determine whether public facilities meet the adopted level of service standard are described for each type of public facility, as follows:

1. Roads - the area of impact is determined on a case-by-case basis; the impacts of development will be considered for all roads which are expected to be impacted by such development;
2. Sanitary sewer - the entire sewer service area;
3. Solid waste - City-wide;
4. Drainage - City-wide;
5. Potable water - the entire water service area;
6. Parks and recreation - City-wide;
7. Schools – district-wide;
8. Wastewater – district-wide; and
9. Bicycle and pedestrian access – City-wide.

Objective 5

Concurrency Management. The City shall maintain a Concurrency Management System ensuring that development or redevelopment is approved consistent with the existing services availability or concurrent with proposed additional services. This will ensure that the intended project meets the adopted Level of Services Standards, and the identified future facility needs.

Policy a)

The City shall use its Concurrency Management System concurrent with the Comprehensive Plan, to ensure that public facility needs created by previously issued development orders or future development will not exceed the ability of the City to fund and provide, or to require the provision of needed capital improvements

Policy b)

The following criteria shall be used to determine when concurrency has been satisfied:

1. The necessary facilities and services are in place at the time the development order is issued;
2. A development order is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or
3. At the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, to be available when the impacts of development occur.

Policy c)

No development permit or order which contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation set forth in this section.

Policy d)

The City shall limit the funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City, unless deemed necessary to serve the Future Land Use Plan's development pattern and development for which rights were vested prior to enactment of the Plan.

Objective 6

Management of Process. The City will seek to manage its fiscal resources efficiently in order to ensure funds are available to implement capital facilities needs and priorities.

Policy a)

Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

Policy b)

To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund the 5-Year Capital Improvements Plan. If alternative funding sources are not successfully adopted and implemented on the schedule identified, the City shall either:

1. Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or
2. Amend the Comprehensive Plan Elements including level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

Policy c)

To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include but are limited to:

1. User charges and/or fees.
2. Implementation of impact fees to assist in the funding of new facilities.
3. Establishment of special assessments on property owners.
4. Contribution in lieu of payment
5. Franchise fees
6. Combination of funding sources.

Policy d)

The City will actively seek grants from federal, state, and other sources (including private funding), where available and when appropriate, to supplement or fully finance capital facility construction.

Policy e)

The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

Policy f)

The Capital Improvements Program shall embody and be consistent with the following:

1. Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and the funding identified.
2. Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements.
3. A debt management strategy and set of criteria, which shall be based upon the city's debt management principles.
4. Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.
5. Equity of the uses of a revenue source relative to the populace generating the revenue

Policy g)

Consider the following criteria in selecting sources to finance public facilities: Utilize to the extent possible, the following sources (listed in order of priority and preference) to finance public facilities: Grants or other intergovernmental sources, Developer contributions (inclusive of dedicated land and impact fees), User revenues (inclusive of charges for services, local option gas tax, etc.), Sales tax (local option infrastructure surtax), Proceeds of Debt Instruments and Ad valorem property taxes

Policy h)

Reserve funds collected from Impact Fees for growth related capital outlays.

Policy i)

Continue to contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

Policy j)

Any funding for capital improvement projects provided by a developer shall be guaranteed in an enforceable development agreement or interlocal agreement or other enforceable agreement. Reflect the agreement in the SCI as the revenue source if the capital improvement is necessary to serve the development within the 5-year period.

Policy k)

Continue to participate in Palm Beach Transportation Planning Agency to ensure funding distribution for transportation projects and mobility strategies within the City's municipal limits.

Policy l)

To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue structure of all major public improvements and infrastructure systems which do not provide substantially equal benefit to all City residents on a city-wide basis.

Policy m)

Coordinate with Palm Beach County in the mobility fee planning process to explore the feasibility of implementing a mobility fee to fund multi-modal improvements in the city as an alternative to roadway concurrency.

Objective 7

New Development to Bear a Proportionate Cost. New development shall bear a proportionate cost of public facility improvements in order to maintain adopted level of service (LOS) standards and mobility strategies.

Policy a)

Evaluate all development order applications as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

1. Expected capital costs, including the installation of new facilities required that are related to the development.
2. Expected operation and maintenance costs associated with the new facilities required by the development.
3. Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy b)

Guarantee the timely installation of capital improvements required to meet LOS and mobility strategies which are to be funded by a developer, in an enforceable development agreement, interlocal agreement, or other enforceable agreement. Execute such agreements under the City's constitutional home rule power as authorized in Chapter 166, Florida Statutes or as otherwise authorized by law.

Policy c)

Require a development agreement and/or development to proceed in more than one phase, when appropriate, to ensure that LOS standards are maintained, and mobility strategies implemented.

Policy d)

Continue to use impact fees to assess new development a pro rata share of the costs required to expand or acquire capital facilities or equipment made necessary by the new construction from which the fees were collected or for principal payments on debt instruments for these facilities and services.

Policy e)

Require new developments to be responsible for installing all internal potable and reclaimed water and sewer systems, vehicular, bicycle, and pedestrian circulation systems, and internal recreation/open space facilities within their development. Connecting internal systems to designated major potable and reclaimed water and sewer trunk systems and vehicular, bicycle, and pedestrian circulation network is the financial responsibility of the developer.

Policy f)

The City shall conduct an impact fee study within the next five (5) years to ensure that new development and redevelopment pays its fair share of capital improvements needed to serve the development/redevelopment.

Objective 8

To formally adopt the capital improvement plans/schedules of all governmental agencies which schedule, and fund improvements needed to maintain the City's adopted level of service standards.

Policy a)

City Five-Year Capital Improvement Schedule: The City has created a Schedule of Capital Improvements which the City can effectively stage the timing, location, projected cost, and revenue sources for capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element which is listed in Table CIE Table 1. The Five-year Schedule of Improvements together with the Annual Budget Report are used to document the economic feasibility of the City's Comprehensive Plans.

Policy b)

School District Five-Year Capital Improvement Schedule: The City shall ensure that future needs of the city's public-school facilities are maintained and operated consistent with the adopted level of service standards for public schools in coordination with Palm Beach County School System. As a part of the annual Capital Improvement Element updates, the City has adopted by reference as part of its Capital Improvements Element, the Palm Beach

County School District five-year work program, as amended, as part of the School District annual budget. Table CIE-2 reflects the Palm Beach County School District Five Year Capital Improvement Schedule.

Policy c)

Palm Beach County Road Five-Year Road Program: The City shall ensure that future needs of the city's transportation system, which are not City owned, are maintained, and operated consistent with the adopted level of service standards for Palm Beach County. As a part of the annual Capital Improvement Element updates, the City has adopted by reference as part of its Capital Improvements Element, the Palm Beach County Five-Year Road Program, as amended, as part of the Palm Beach County's annual budget. Table CIE-3 reflects the Palm Beach County Five Year Road Program. The Program is funded through a combination of gasoline taxes, interest, bonds, impact fees, and miscellaneous revenue, all of which are collected and controlled by Palm Beach County.

Policy d)

Palm Beach County Water Utilities Water Supply Plan: The City shall ensure that future needs of the city's water utilities system, which are not City owned, are maintained, and operated consistent with the adopted level of service standards for Palm Beach County. As a part of the annual Capital Improvement Element updates, the City has adopted by reference as part of its Capital Improvements Element, the Palm Beach County Water Utilities Supply Plan, as amended, as part of the Palm Beach County's annual budget. Table CIE-4 reflects the Palm Beach County Water Supply Plan. The Program is funded 100% by Water Utility User Fees, which are collected and controlled by Palm Beach County.

Program Monitoring and Evaluation

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the CIE. This is largely because the City's revenue and expenditure streams are subject to fluctuations in the market and economy. It is the behavior of these streams which will be used to predict fiscal trends in order to maintain the City's adopted level of service for public facilities. Modifications to update the 5-year Capital Improvements Schedule will be completed by ordinance on an annual basis and may not be deemed to be amendments to the Local Comprehensive Plan. The annual review will include the following considerations in order to determine their continued appropriateness:

1. Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the Element; or the date of construction of any facility enumerated in the Element;
2. The CIE's consistency with the other Elements and its support of the Future Land Use Element;
3. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
4. The City's effectiveness in maintaining the adopted LOS standards;

5. The City's effectiveness in reviewing the impacts of plans and programs of state agencies, other entities and the water management district that provide public facilities within the City's jurisdiction;
6. Assessing new developments their pro rata share of improvement costs which they generate;
7. The ratio of outstanding indebtedness to the property tax base;
8. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
9. The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and,
10. Capital improvements needed for the latter part of the planning period, for inclusion in the 5-Year Schedule of Improvements.

In addition to the annual Capital Improvements Element review mentioned above, each request for a development order will be reviewed by Development Review Committee and other appropriate personnel for the purpose of establishing whether the various adopted LOS standards will be adversely impacted if development is allowed to proceed. No development order will be issued if it is determined that the public facilities needed to maintain the adopted LOS standards will not be available concurrently with the impact of the development. Further, issuance of development orders will be delayed until the correction of existing system deficiencies which are required to increase the LOS provided to the adopted standard are complete.

The 5-Year Schedule of Improvements is the mechanism by which the City can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other Comprehensive Plan elements in support of the Future Land Use Element. The City's annual CIP incorporates those improvements as scheduled for appropriation in the City's 5-Year Schedule of Improvements. The 5-Year Schedule of Improvements has been used to document the economic feasibility of the City's Comprehensive Plan, based upon the preceding sections of this element

ANNEXATION

VI. GOALS, OBJECTIVES AND POLICIES

- A. **GOAL:** It shall be the goal of the City of Greenacres to control its growth and enhance the quality of life for present and future residents by developing an annexation program that emphasizes intergovernmental coordination, consistency, and provides for the balance of environmental, economic, and social needs of the City.

Objective 1

Annexation shall be carried forth in a manner that prevents decreases in service delivery efficiency and protects the levels of services provided to the residents of the City of Greenacres.

Policy a)

Where economically feasible, the City shall assume responsibility for the provision of all City services upon the effective date of annexation.

Policy b)

The City shall ensure that future annexations will be in conformance with Chapter 171 F.S.

Objective 2

The City of Greenacres will actively pursue orderly annexation in the future annexation boundaries through coordination with adjacent municipalities and Palm Beach County.

Policy a)

Requests for annexations shall be coordinated with Palm Beach County and neighboring communities if appropriate.

Policy b)

The City shall support and participate in "Joint Planning Agreements", between adjacent municipalities and the County pursuant to Chapter 163, F.S., if appropriate.

Policy c)

The City shall support proposed annexations by providing objective information concerning City services via open houses, the City's website and newsletter, in-person, telephone and email communications and other means.

Policy d)

The City of Greenacres should monitor and comment on development proposals outside of the City with the potential to impact the City and actively work with Palm Beach County to encourage development patterns consistent with the intent of Greenacres' Comprehensive Plan.

Objective 3

The City shall support annexations which are deemed necessary to promote the orderly growth of the City and will not adversely impact the City's ability to fulfill other established plans.

Policy a)

In all future annexation requests, the City shall be guided by the following:

1. The area in question must meet statutory requirements pertaining to contiguity, compactness, and irregular shape.
2. The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.
3. The area shall have a growth potential sufficient to warrant the extension of services.
4. The deficit of income against expense to the City shall not be unreasonable.
5. The advantages both to the City of Greenacres and the petitioned area must out-weigh the disadvantages.
6. The ability of the City or its designated service providers to provide public services at the City's adopted levels of service.

Policy b)

The City shall consider conducting an Annexation Study to be more proactive in identifying potential annexation areas, project development; the need for annexation (and when it may occur); and the impact of annexation on surrounding residents, landowners, and businesses.

Program Monitoring and Evaluation

The purpose of the Annexation Element is to evaluate the City's annexation outlook in terms of statutory capabilities and limitations, general fiscal and public service capacity, and demonstrated need to better manage and guide growth and development beyond the existing incorporated area. In particular, this Element is intended to supplement the Land Use Element, as well as other physical planning elements. Future annexation activity should be consistent with the policies and identified priorities in the City's updated Comprehensive

Plan. In theory, and in keeping with sound planning practice, future annexations should target growth areas before anticipated development occurs, whenever feasible. This should be the case whether property is annexed in response to property owner requests or is initiated directly by the City.

The City remains open to working with landowners interested in annexation. For the City, there are certainly tax base benefits plus the opportunity to manage growth areas by extending the City's development regulations and other municipal codes. The City's Planning and Engineering Division is recommending an Annexation Study be conducted no later than 2025 to conduct a cost-benefit analysis of possible annexations and provide the framework for the inclusion of any property into the City of Greenacres. The City will monitor its annexations through the annexation study and through the City's budget determine if the annexations are beneficial to both parties.

CITY OF GREENACRES COMPREHENSIVE PLAN

PROPERTY RIGHTS ELEMENT

February 1, 2023

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I. INTRODUCTION

A. PURPOSE OF ELEMENT

Under current law, local governments create and adopt local comprehensive plans to control and direct land use and development within a county or municipality. First adopted in 1975 and extensively expanded in 1985, Florida's comprehensive land planning laws were significantly revised in 2011, becoming the Community Planning Act (CPA). The CPA directs how local governments create and adopt their local comprehensive plans. The CPA requires that all governmental entities in the state recognize and respect judicially acknowledged or constitutionally protected private property rights and exercise their authority without unduly restricting private property rights, leaving property owners free from actions by others that would harm their property or constitute an inordinate burden on property rights under the Harris Act. However, there was no requirement to specifically include language in a local government's comprehensive plan to address private property rights.

On April 1, 2021, the Florida House passed CS/CS/CS/HB 59 (Harris Act) with the bill subsequently passing the Florida Senate on April 8, 2021. Governor DeSantis signed the legislation into law on June 29, 2021 (Chapter 2021-195, Laws of Florida). Statutory provisions in Chapter 163, Florida Statutes, related to comprehensive plans, were amended to require each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure they are considered in local decision-making. The new law adds Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is required to adopt a Property Rights Element by the earlier of: (1) the adoption of its next proposed plan amendment that is initiated after July 1, 2021, or (2) the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes.

II. GOALS, OBJECTIVES AND POLICIES

- A. **GOAL:** Acknowledge the Florida Constitution and its protection of private property rights and ensure that private property rights are considered in local decision-making.

Objective 1:

The City shall ensure that private property rights are considered in local decision-making.

Policy a)

Subject to applicable federal, state and local laws including without limitation Florida Statutes and the City's Code of Ordinances, the following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person.
3. The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift

Policy b)

All development applications, including comprehensive plan amendments, shall be made available for public review and an aggrieved or adversely affected person shall be provided equal opportunity for participation in all associated hearings consistent with the requirements of the City's Code of Ordinances and applicable law.

ECONOMIC DEVELOPMENT

VI. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities, enhance, and promote relationships with the business community and stakeholders, while protecting quality of life through environmental sustainability to ensure competitiveness in today's economy

Objective 1

Create and advance the image and culture of Greenacres as a place where the private business sector, government and community come together as a prosperous and special place to do business, live, work, visit, invest and grow.

Policy a)

Engage and educate public officials about trends in economic development, role of economic development in fiscal resources of the City and how public officials can help support economic development.

Policy b)

Work with regional partners such as Chamber of Commerce to bring attention to existing businesses.

Policy c)

Develop a narrative describing why Greenacres is an advantageous place to live and work

Objective 2

Develop a responsible and responsive economic development organization to oversee and implement an approved Marketing Plan, coordinate activities and volunteers and work cooperatively with development staff from the county and surrounding municipalities

Policy a)

Develop and approve an Economic Marketing Plan no later than 2025

Policy b)

Provide an environment that supports and incentivizes existing and future businesses desiring to do business in the City of Greenacres

Objective 3

Create streamlined, transparent and user-friendly government processes required to start-up, relocate, or expand a business, including home-based businesses.

Policy a)

Create a Business Navigator Program

Policy b)

Create a customer service survey to identify areas in need of improvement in the permit and site plan review process.

Program Monitoring and Evaluation

HEALTHY COMMUNITIES

GOALS, OBJECTIVES AND POLICIES

- A. GOAL: It shall be the goal of the City of Greenacres to improve the quality of life for all residents by providing an environment for active living, recreational opportunities, and improved resident health.

Objective 1

The City of Greenacres will increase access to safe, interconnected, and convenient opportunities for recreation and physical activity throughout the community.

Policy a)

Continue to encourage and support recreation and physical activity by continuing to provide a system of open space, activity-based parks, resource-based recreation facilities and diverse programming options for all ages which align with the residents' geographical needs.

Policy b)

Promote biking and walking through the provision of context-sensitive Complete Streets, where appropriate and a connected system of greenways and trails that encourage recreation, physical activity, and exposure to the natural environment,

Policy c)

Encourage and promote public and private efforts and coordinate joint public/private efforts to support a healthy active lifestyle.

Policy d)

Create a Parks Master Plan no later than 2025 to support strategically, interconnected recreation and physical activity by providing a system of open space, active-based parks, greenways, trails, resource-based recreation facilities, and diverse programming options for all.

Policy e)

Support programs and projects that raise awareness of the city's recreational facilities and activities

Objective 2

The City of Greenacres will promote a healthy community for weight management, obesity prevention and other chronic conditions by addressing nutrition and the environment.

Policy a)

Continue to encourage civic engagement and volunteer opportunities in community projects that promote community health.

Policy b)

Support programs geared to raising awareness of the benefits of good nutrition and physical activity

Policy c)

Continue to support outdoor community health events which incorporate physical activity such as running, walking, biking, and swimming and work to increase the community involvement.

Policy d)

Create a Community Health Assessment Plan that identifies existing quality of life issues and health concerns and provides recommendations for needed improvements or initiatives to enhance residents' well-being no later than 2025.

Objective 3

The City shall collaborate and coordinate with residents, stakeholders, and strategic partners to address the mental health needs of Greenacres residents.

Policy a)

Provide support and promote programs and policy changes to address the shortage of mental health resources

Policy b)

Encourage co-location of wellness centers and physical and mental health offices and clinics with each other and/or in proximity with job centers, schools, and community centers to improve access and create efficiencies in providing care

Policy c)

Coordinate with Palm Beach County's Sheriff Office Crisis Intervention Program to assist officers in dealing with individuals in need of mental health support.

Policy d)

Continue to provide counseling and support for first responders to prevent and treat mental health challenges such as depression, anxiety, and post-traumatic stress disorders

Policy e)

Support the availability of mental health counseling and programming in local schools.

Policy f)

Continue to coordinate with strategic partners to support efforts to build awareness of mental health and wellness and to provide information and assistance in finding appropriate care.

Program Monitoring and Evaluation